8:30 Viewing of Winchester Road Culvert 1.913

Commissioner Davis and Commissioner Levacy were present at the viewing for the Winchester Road Culvert. No one from the public attended. See Attendance sheet, attached to minutes.

Review

The Commissioners met at 9:03 a.m. to review legal issues and pending or future action items and correspondence. Commissioner Davis called the meeting to order with the following Commissioners present: Steve Davis and Dave Levacy. Also present were Carri Brown, Staci Kinsley, Chief Alex Lape, Joshua Horacek, Amy Brown-Thompson, Jon Kochis, Tony Vogel, Todd McCullough, Dennis Keller, Jeff Porter, Ray Stemen, Loudan Klein, David Miller, Rick Szabrak, Ben Davis, Jim Bahnse, Lisa Reade, Leah Hackelman-Good, Diane Burnside, and Dave Burgei.

Legal Update

There was no legal update given.

- Administration and Budget Update/Carri’s List
  - Announcements and Date Reminders

Ms. Brown announced the following:

- The next lunch -n- learn session is with the Major Crimes Unit on March 13. A media release was sent about this session. It is open to the public.
- The Weather Spotters Seminar is March 21. This is also open to the public.
- There is no Board of Commissioners meeting on March 27.
- Wear Blue on April 11 for child abuse prevention awareness.
- EMA exercises are April 11.
- The State of the County Address is April 24. This will be at Crossroad, with lunch at 11:30 am and the address beginning at noon. The Lancaster-Fairfield Chamber will send an announcement for RSVPs.

- Highlights of Resolutions

Ms. Brown highlighted the resolutions proposed for approval during the voting meeting.

We proposed a resolution to approve the architect’s contract with DLZ for the future Real Estate Assessment Offices at 108 N. High Street. This came following administrative and legal reviews.

We proposed the establishment of the Greenfield Water and Sewer subdistrict of Fairfield County Utilities, effective April 1, 2018. There will be a follow up documentation for the final accounting once the audit is completed. The old district will no longer operate after April 1, 2018, although there are some financial transactions they will finalize. (There will also be another resolution to come forth to accept easements.)

We proposed a minor change order for the Fredericksburg Builders contract (garage at Baldwin), which keeps the project within the contingency amount.

JFS proposed approval of a CPS network contract for placement.

The County Engineer proposed a change to bridge load ratings for a Berne Township bridge. There were financial resolutions to approve, such as:

- Appropriations (and memo expenditures in some cases) for the County Engineer and Dog Shelter – all non-general fund transactions (multiple resolutions); and
- A fund to fund transfer to move the unexpended balances of the VOCA grant to the general fund;

Regular Meeting #12 - 2018 – March 13, 2018
• Movements by operation of law for JFS related reimbursements;
• Appropriations for fuel pump repairs (Airport) and appropriations for Utilities debt payments;
• A fund to fund transfer for debt service payments and capital expenditures;
• An advance to support the Law Library, with a payback date in December, and
• The payment of bills as needed.

c. Administrative Approvals & Budget Update

Ms. Brown reported that administrative approvals for the week were summarized and included in the review packet. There were no questions posed.

She went on to report that previously, we reviewed the receipt of the second installment of the Medicaid sales tax transition amount - $434,295.50. This amount remains in the agency fund and can be transferred to the general fund when the need arises. In addition, the agency fund was credited with an additional $332,560.20, which also remains in the agency fund. This third, final payment is sometimes referred to as a supplemental payment for the transition fund. $766,855.70 is in the fund now.

Commissioner Davis stated that the Medicaid sales tax transition funds were not earmarked at this point. The County still awaits the costs estimate for the Buckeye Lake related ditch project.

d. Bravo

• Bravo to Christina Foster for her participation with a MUNIS/ESS (payroll) work group. She takes on additional duties and coordinates with team members to meet all deadlines.

• Great job to EMA Director, Jon Kochis, and stakeholders for the Fairfield County Hazardous Mitigation Plan earning approval of FEMA. (There was a press release issued about this approval, which ensures continued availability of specific grants.)

o Old Business

Gallia County Commissioners’ Tour of the New Jail and Public Safety Facility

Ms. Brown reported that Mr. Dennis Keller, Facilities Manager, guided the tour, along with Chief Lape, and it went very well; the County Commissioners from Gallia County were impressed with the facility. The Gallia County Administrator will be in touch with Ms. Brown to talk about financial matters.

Mr. Keller stated that Gallia County is looking to build a 100-bed facility. They were full of questions. Their stumbling block is the financing.

Chief Lape stated that they currently house 10-15 of their 25 inmates at other facilities.

Commissioner Davis stated that Fairfield County’s out of county inmate housing was approaching $1.2 million before the new jail was constructed. He understands Gallia County’s situation. He supports the Sheriff to be helpful, in terms of leasing space, if it would benefit Fairfield and Gallia Counties.

• New Business

Commissioner Davis thanked everyone for their kind condolences related to the passing of his stepfather, Mr. William Woltz.

• General Correspondence Received (none)
Calendar Review/Invitations Received

a. Lancaster Rotary Club’s Centennial Gala – Saturday, April 7 at 6:00 p.m. Location: The Mill Event Center, 431 S. Columbus St (RSVP needed – we have a certificate for the Rotary Club and will provide that to Dr. David Uhl.)

b. Fairhope Celebrates Life – Thursday, May 17, 5:30-8:30 p.m. (Save the Date) Location: The Mill Event Center, 431 S. Columbus St

c. 2018 Fairfield County State of the Schools Address – Thursday, March 22 at 11:30 a.m. Location: 345 E. Mulberry Street - Commissioner Levacy & Commissioner Davis will attend.

FYI

Ms. Brown reported the following information.

a. The Jail population is now 302.

b. There were press releases to:
   • highlight our Manufacturing Camp.
   • outline the agreement with Artex Oil.
   • announce Sunshine Week.
   • promote the MCU lunch n learn session. (We will send the slide show from the presentation to all employees.)
   • announce the FEMA approval of the Fairfield County Hazardous Mitigation Plan.
   • announce the State of the County Address.
   • highlight the frequently asked questions section of the website for the Greenfield Water and Sewer sub-district of Fairfield County Utilities.
   • We posted an article on the website from Municipal Court regarding the Community Services program.
   • There are additional press releases and awareness opportunities planned.

Issues Bin (none)

Open Items (none)

Commissioner Davis reviewed the following schedule:

• 10:00 a.m. – Regular Meeting

• 10:30 a.m. – Public Hearing – FY2018 CDBG and CHIP

   Mr. Klein reported that the CDBG and CHIP public hearing will be a quick, informational hearing.

• 11:00 a.m. – Public Hearing – Winchester Road Culvert

   Commissioner Davis reported that he and Commissioner Levacy went on site at 8:30 a.m. to view the culvert.

Ms. Brown reported that she is on a workgroup related to potentially purchasing a drone for the county for multiple uses. A drone could give the Commissioners ability to view culverts and other properties in the county. We want input from the County Engineer, given that department would be a likely user of the drone.

Mr. Keller reported that Delaware County uses a drone for all their viewings.
Recess

Commissioner Davis stated at 9:17 a.m. that the Commission would be in recess.

Commissioners' Regular Meeting

A regular meeting of the Fairfield County Board of Commissioners was held on Tuesday, March 13, 2018 beginning at 10:02 a.m., with the following Commissioners present: Steve Davis and Dave Levacy. Also present were Carri Brown, Staci Knisley, Lisa Reade, Leah Hackelman-Good, Diane Burns, Rick Szabrak, Loudan Klein, David Miller, Jeff Camechis, Jon Slater, Jr., Amy Brown-Thompson, Joshua Horacek, Tony Vogel, Todd McCullough, Jon Kochis, Dennis Keller, Ray Stemen, Chief Lape, Will Lloyd, and Ben Davis.

Pledge of Allegiance

Commissioner Davis asked everyone to rise as able, and he led the Pledge of Allegiance.

Announcements

Commissioner Davis asked if there were any announcements.

There were no announcements.

Public Comment

Commissioner Davis asked if anyone from the public who would like to speak or offer comments.

Will Lloyd, field representative with U.S. Representative Steve Stivers' Lancaster Office, introduced himself.

Approval of Minutes for Tuesday, March 6, 2018

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the minutes for the Tuesday, March 6, 2018 Regular Meeting.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Approval of the Commissioners' Office Resolutions

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Commissioners resolutions:

2018-03.13.a A resolution to establish the Greenfield Water and Sewer Sub-district

Discussion:

Mr. Vogel reported that the resolution includes the boundaries of the former Greenfield Township Water and Sewer District.

Commissioner Davis asked if this transaction in creating the new Subdistrict was related to current discussion with TransCanada.

Mr. Horacek stated that with funds were set up for the district, TransCanada would be involved.

Ms. Brown-Thompson reported that a Memo of Understanding (MOU) is in process regarding the funds.
Commissioner Davis is interested in viewing the assets and liability of the district, as it relates to the new subdistrict.

Ms. Brown reported that there is a financial audit going on for the old district. Once that is finished, the County will receive a copy.

Commissioner Davis stated that he wants to look at the revenue streams versus debt.

Mr. Vogel stated that prior audits show revenue outweighs the debt.

Commissioner Davis stated that the Board’s position has always looked positive on policy for the new Subdistrict and is interested in the financial position.

Ms. Brown added that there would be a subsequent event note disclosure in the County’s financial report for this most recent year (the year ending 12.31.2017).

2018-03.13.b A resolution to approve a contract by and between the Fairfield County Commissioners and DLZ Architecture, Inc. – Fairfield County Commissioners

Discussion: Auditor Slater thanked the Board of Commissioners, Carri Brown, and Dennis Keller for their support of the 108 N. High Street renovation.

Ms. Brown thanked the Auditor’s Office for use of their real estate funds for the costs of the renovation designed to improve public services.

Commissioner Davis stated that he liked the building and appreciated the intersection with the Mumaugh Memorial, the Ryckman home, the Administrative Courthouse, and the future Real Estate Assessment Office.

2018-03.13.c A resolution authorizing a fund to fund transfer – General Fund # 1001 to Capital Improvement Fund # 3435 - Fairfield County Commissioners

2018-03.13.d A resolution authorizing fund to fund transfers from the General Fund # 1001 to: #4483, #4529, #4485, #4663, #4809, #4819, & #4851 - Debt Service Payments for 2018 [Commissioners]

2018-03.13.e A resolution to appropriate from unappropriated into a major expenditure object category for the Fund# 5786 – Fairfield County Commissioners/Airport

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Approval of the Dog Adoption Center and Shelter Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Dog Adoption Center and Shelter Resolution:

2018-03.13.f A resolution to appropriate from unappropriated in a major expenditure object category (Dog Shelter) for fund# 2002 and Kennel Fund

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger
Approval of the Engineer’s Office Resolutions

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Engineer’s Office resolutions:

- **2018-03.13.g** A resolution to appropriate from unappropriated in a major expenditure object category County Engineer 2050-Drainage Maintenance District of Bent Wood Farms Section 3 repairs [Engineer]

- **2018-03.13.h** A resolution to appropriate from unappropriated in a major expenditure object category County Engineer 2024-Motor Vehicle for repairs [En

- **2018-03.13.i** A resolution to change a bridge load rating on the BER-26 Bridge.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Approval of the Facilities Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Facilities resolution:

- **2018-03.13.j** A Resolution for Approval of Change Order No. 2 to the contract between Fredericksburg Builders, LLC. and the Fairfield County Commissioners

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Approval of Job and Family Services Resolutions

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Job and Family Services resolutions:

- **2018-03.13.k** A resolution regarding Network Placement and Related Services Agreement between Adolescent Oasis, Inc., and Child Protective Services Department[JFS]

- **2018-03.13.l** A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2015 reimbursing Fund 2018 [JFS]

- **2018-03.13.m** A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2599 reimbursing Fund 2018 [JFS]

- **2018-03.13.n** A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2072 reimbursing Fund 2018 [JFS]

- **2018-03.13.o** A resolution to approve a memo receipt and expenditure for Fairfield County Job & Family Services, Fund 2758 reimbursing Fund 2018

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger
Approval of Law Library Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Law Library resolution:

2018-03.13.p A resolution authorizing the approval of an advance from the General Fund to the Law Library Fund# 2761

Discussion: Ms. Brown reported that the cash advance is to maintain operations until fees and settlements are received by the Law Library.

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Approval of Prosecutor Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Prosecutor resolution:

2018-03.13.q A resolution to approve the transfer of unexpended fund balance in Special Revenue (2784) sub fund 8102 to General Fund. Prosecutor [Prosecutor-Victim/Witness Division]

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Approval of Utilities Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Utilities resolution:

2018-03.13.r A resolution to request for appropriations for additional receipts in a major expenditure object category, Memo Expenditure/Pooled Cash – Fund 5469 – Bond Retirement Sewer Various Purpose Utility 99 and fund 5470 Bond Retirement Water Various Purpose Utility 99 – Utilities Department

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Approval of Payment of Bills Resolution

On the motion of Dave Levacy and the second of Steve Davis, the Board of Commissioners voted to approve the following Payment of Bills resolution:

2018-03.13.s A resolution authorizing the approval of payment of invoices for departments that need Board of Commissioners’ approval

Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Ms. Knisley stated that the next Regular Meeting is scheduled for Tuesday, March 20, 2018 at 10:00 a.m.

Regular Meeting #12 - 2018 – March 13, 2018
- 7 -
Commissioner Davis stated he had received information about social media reports suggesting that his private practice represents Artex Oil. He does not nor has ever represented Artex Oil. He has represented thousands of landowners regarding transmission lines. That business is now winding down.

Ms. Brown reported that the Artex Oil liability agreement is on the county website along with a news release if anyone has any questions.

Recess

Commissioner Davis stated at 10:18 a.m. that the Commission would be in recess.

Public Hearing (combined) for FY 2018 Community Development Block Grant (CDBG) Program, Fairhousing, and FY 2018 Community Housing Impact and Preservation (CHIP) Program

The Commissioners held a combined public hearing for the FY2018 CDBG, Fairhousing, and FY2018 CHIP programs at 10:30 a.m. Commissioner Davis called the hearing to order with the following Commissioners present: Steve Davis and Dave Levacy.

See sign in sheet for other attendees, attached to minutes.

James Mako, Senior Planner with the Fairfield County Regional Planning Commission, presented the information for the FY2018 CDBG Program and Fairhousing Program. See the presentation, attached to minutes.

At 10:46 a.m., C. J. Roberts with Lancaster-Fairfield Community Action presented the information for the FY 2018 CHIP Program. See the presentation, attached to minutes.

Public Hearing for the Winchester Road Culvert 1.913

The Commissioners held a public hearing related to the repairs to the Winchester Road Culvert 1.913. Commissioner Davis called the hearing to order at 11:00 a.m. with the following Commissioners present: Steve Davis and Dave Levacy.

Commissioner Davis stated that he and Commissioner Levacy visited the culvert for the public viewing at 8:30 a.m. He turned the hearing over to Bill Maravy with the Engineer's Office.

Mr. Maravy stated that old culvert would be replaced with a 60-inch culvert, and a guard rail will be added. The work will start this summer, and there will be a road closure for 21 days.

Commissioner Davis asked if there was anyone opposing the project and offered an opportunity to speak.

No comments were made.

Commissioner Davis asked if there were anyone that wished to speak in favor of the repair.

No comments were made.

Commissioner Davis stated at 11:02 a.m. that the hearing was closed.

Adjournment

With no further business, on the motion of Dave Levacy and a second of Steve Davis the Board of Commissioners voted to adjourn at 11:02 a.m.
Roll call vote of the motion resulted as follows:

Voting aye thereon: Dave Levacy and Steve Davis
Absent: Mike Kiger

Motion by: Dave Levacy Seconded by: Steve Davis

that the March 13, 2018 minutes were approved by the following vote:

YEAS: 
Levacy, Davis

ABSTENTIONS: None

NAYS: None

Absent: Kiger

*Approved on March 20, 2018

Steven A. Davis
Commissioner

Dave Levacy
Commissioner

Mike Kiger
Commissioner

Staci A. Knisley, Acting Clerk
Winchester Rd. Culvert 1.913 3/13/19 @ 8:30 am

VIEWING SIGN-IN SHEET

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>PHONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>No attendees</td>
<td></td>
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</tbody>
</table>

Present:
- Commissioner Steve Davis
- Commissioner Dave Levacy
- Bill Maravy, Deputy Engineer
- Justin Matthews, Engineer Tech
<table>
<thead>
<tr>
<th>NAME</th>
<th>REPRESENTING</th>
<th>ADDRESS/ZIP CODE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ray Bullock</td>
<td>Citizen</td>
<td>2498 Main St.</td>
</tr>
<tr>
<td>Jeffries Keller</td>
<td>Commissioner</td>
<td>115 Main St.</td>
</tr>
<tr>
<td>Jeffries White</td>
<td>Village of Bremen</td>
<td>101 Main St.</td>
</tr>
<tr>
<td>Chad Montgomery</td>
<td>Village of Bremen</td>
<td>123 Main St.</td>
</tr>
<tr>
<td>Amber Tolson</td>
<td>Mayor</td>
<td>123 Main St.</td>
</tr>
<tr>
<td>Mary Jo Smart</td>
<td>Councilwoman</td>
<td>123 Main St.</td>
</tr>
<tr>
<td>Chad Koch</td>
<td>Councilman</td>
<td>123 Main St.</td>
</tr>
<tr>
<td>Brian Foro</td>
<td>Councilman</td>
<td>123 Main St.</td>
</tr>
<tr>
<td>Lisa Reade</td>
<td>Village of Bremen</td>
<td>123 Main St.</td>
</tr>
<tr>
<td>Chad Koch</td>
<td>Superintendent</td>
<td>123 Main St.</td>
</tr>
<tr>
<td>Chad Koch</td>
<td>Mayor</td>
<td>123 Main St.</td>
</tr>
<tr>
<td>Nick Brown</td>
<td>County Administrator</td>
<td>210 E Main St.</td>
</tr>
<tr>
<td>Jon Koch</td>
<td>Fairfield Co. EMA</td>
<td>241 W Main St.</td>
</tr>
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</table>
Grant (CDBG) Program
Development Block
Community
are met.

 guarantees are charged with ensuring that these requirements
each activity must meet. As recipients of CDGC funds, set forth eligible activities and the national objectives that

 To achieve these goals, the CDGC statute and regulations

 □ Expanded economic opportunities.
 □ A suitable living environment; and
 □ Decent housing;

 Income: 

 The income, principally for persons of low and moderate

 The development of viable communities.
 Community Development Act of 1974, as amended.

 The primary objective of Title I of the Housing and

 CDGC Basic Information
County Program.

Participate in HUD's CDBG Entitlement or Urban
Government (cities and counties) that do not
This program is for units of general-purpose local

Entitlement (Allocation) CDBG Program
Fairfield County Participants in Ohio's Non-

CDBG Basic Information
- Downtown Redevelopment Program
- Critical Infrastructure Grant Program
- Neighborhood Revitalization Program

awarded:

Three other CDGC programs which are competitively

CDGC Basic Information
The award is $500,000.

- The maximum Neighborhood Revitalization Grant Program award is $500,000.
- The beneficiaries of the target area must be at least 51 percent LML.

Areas through a comprehensive strategy:
- Improve the quality of life, livability and functionality of distressed residential neighborhoods.

Neighborhood Revitalization Grant (NRG) projects are designed to:

DBGC Basic Information
The maximum Critical Infrastructure Grant Program award is $300,000.

- Water and Sanitary Sewer Infrastructure
- Utility Replacement
- Flood and Drainage Infrastructure
- Street Improvements (e.g., resurfacing, bridge replacement, etc.)

is not limited to:

- Single-component infrastructure improvements. This includes, but is not limited to: CIG projects are designed to assist applicants with high prioritized public needs.
Population must be more than 51% moderate-income individuals or families. All programs must benefit primarily low- and moderate-income health or welfare of the residents. Meet urgent community need that threatens the prevention or elimination of slum and blight persons. Provide a benefit to low- and moderate-income objectives.
Limited Clientele designation is used for an activity

- Income Survey
- Through ACS Data
- Area Benefit

Objective

Ways to Satisfy the LMI National
Internal Revenue Code (Section 501(c)(3))

Organizations with non-profit status under the
associations agencies, or faith-based
Private non-profits that are corporations,

County, cities, villages and townships
Governmental agencies (including Fairfield

Eligible Organizations
• Public safety services
• Crime prevention programs
• Job training/education programs
• Recreation programs
• Youth services (including child care)
• Senior services
• Elimination of architectural barriers (i.e., curb ramps)
• Park improvements
• Drainage improvements
• Street improvements
• Water/sewer improvements

Population must be more than 51%
Moderate-income individuals or families. LMI
All programs must benefit primarily low- and-

Eligible Activities
Income persons

- Objectives such as benefit to low- and moderate-
  If they do not meet one of HUD's national

Purpose Government, and
allowed such as buildings for the conduct of General
Generally, only ineligible if they are specifically not

Ineligible Activities
TOTAL

$193,000

Fairfield Beach Street Rehabilitation Project

$70,800

Thurston Waterline Improvement

$38,600

Fair Housing and Administration

$222,500

West Rushville-Tomado Siren Project

$222,500

Rushville Area Tomado Siren Project

2016 Fairfield County CDRC
Bank

- Housing Demolition (Project Match) Land
- Maple Street Drainage Improvement Project
- Park Parking Lot Project
- Park Walking Path Project
- Street Rehabilitation Project (Various Streets)
- Lakeshore Drive Sidewalk Project

Fairfield Beach NRP Grant

2016 Fairfield County CDBG
with an open application period.

- Critical Infrastructure Grants will be available.
- Grants in Allocation Years.
- Communities will only be eligible for NRP.
- Allocation funding level has not yet been released.

FY2018

Fairfield County will receive its allocation in 2018 Fairfield County CDBG.
Important Dates

2018 Fairfield County CDBG
Grant (CDBG) Program
Development Block Community
Discrimination in Renting Issues

Landlord-Tenant Issues

Program:

Two main components to the Fair Housing Program: (CDBG) program, the county is required Community Development Block Grant

As a part of Fairfield County’s Fair Housing Program

Fairfield County
Housing Laws:
- Provide materials to general public about Fair Housing Laws.

Rights Commission:
- Will refer citizens to legal aid or Ohio Civil Rights Commission from residents.

Regional Planning Commission staff will take Fair Housing Program Fairfield County
FAIR HOUSING
Fair Housing Program
Fairfield County
Way of Life in Ohio helps to ensure that fair housing is a home or rent an apartment and wherever they can afford to buy a protected class the right to live housing laws give all persons in the Federal and state Fair Housing Program Fairfield County
Fairfield County
Fair Housing Program

Protected Groups

- Families with children
- Disabled People
- Ethnic minorities because of race, color, ancestry or national origin
- Gender differences and protection against sexual harassment
- Religion differences
- Military Status (Ohio)
of housing:

- Deny anyone access to or membership in a facility or service related to the sale or rental of housing
- Deny anyone access to a facility or service related to the sale or rental of housing
- Provide different housing services or privileges or sell or rent (blockbusting) a dwelling
- Set different terms, conditions, or privileges for sale or rent of housing
- Make housing unavailable
- Refuse to negotiate, rent or sell housing

Handicap:

- National origin, religion, sex, familial status

In the sale and rental of housing no one may take advantage of the following actions based on race, color, national origin, religion, sex, familial status or any other actions related to the following actions.

Fair Housing Program
Fairfield County
Ancestry

Where the residents are similar to you, with respect to skin color, national origin or ancestry, the color of your skin, national origin or ancestry, based on the color of your skin, national origin or ancestry, real estate agents may not treat your Inferior or show you houses only in neighborhoods, landlords and owners may not create ethnic or racially segregated neighborhoods within

It is prohibited to create or manipulate with the intent to discriminate same deposit and have the same rules for all tenants, without regard to a protected class. The landlord or owner must have the same official rules regarding credit and require the same of all tenants. The landlord or owner may not tell a non-white person that the apartment has been leased and then offer it to the next person who is white.

Advertisements may not specify a racial or ethnic preference. Blatant or obvious discrimination is not acceptable.
occupancy standard could be two persons per bedroom.

The Federal Government has a rough guideline that a reasonable

restrict children from access to common spaces.

security deposits, require different lease terms, or house rules, or
differently than other residents. Landlords cannot charge higher
to families with children and treating families with children
to families with children and treating families with children

Discrimination includes both refusing to rent or sell a residence

birth to a child.

Guardian. The law also covers people waiting to adopt or give
or Guardian or with the written permission of a parent or
child must be residing in the household either with a parent
protected from discrimination under the fair housing laws. The
more children under age 18. Families with children are

“Familial status” is whether or not a household has one or

Familial Status:

Fair Housing Program

Fairfield County
heavy financial or administrative burden on the landlord.

Would change the nature of the landlord's business or be a disability? The landlord must grant that exception unless it

If a tenant needs an exception to a landlord's rule because of a

disability, policies for service animals.

For example, landlords must make exceptions to their "no
disability"
policies, and practices when necessary because of a tenant's

Landlords must make reasonable changes to their rules,

Reasonable Accommodation:

Fair Housing Program
Fairfield County

433
moving out.

Restore the interior of the unit to its previous condition before

When reasonable, the landlord can require the tenant to

him/herself

In private housing, the tenant has to pay for the changes

or common areas.

Making any other physical modification to the tenants unit

Installing visual alarms, ramps, or grab bars;

Widening doorways;

These changes could include:

residence if necessary because of the tenant's disability.

Landlords must allow tenants to make physical changes to the

Reasonable Modification:

Fair Housing Program

Fairfield County
COMPLAINTS

LANDLORD TENANT

Fair Housing Program

Fairfield County
Ohio Landlord Tenant Act

5321.01-19

Found in the Ohio Revised Code Section

Ohio Tenant-Landlord Bill, effective November 4, 1974, applies to most landlord-tenant relations and governs most rental agreements whether written or oral.
Emergency
Access - notice of entry 24 hours unless
Maintain appliances provided by landlord
Supply garbage cans and pick-up (4 or more units)
Supply hot and running water
Make repairs to keep fit and habitable
Comply with housing codes
Keep common areas safe and sanitary
Ohio Revised Code 5321.04

LANDLORD OBLIGATIONS
tenant wants to end the rental agreement.

Receive notice from a tenant when the
duties in the rental agreement or those
end of the rental agreement.

Evict a tenant who does not perform the
due.

Evict a tenant who does not pay rent when

LANDLORD RIGHTS
union.

Code violation or because tenant has participated in a tenant's eviction because tenant has complained to him/her about a rent, decreasing services, bringing or threatening to bring an Prevent tenant from exercising rights as a tenant by increasing national origin, citizenship, sex or handicap.

Refuse to rent to tenants because of their race, color, religion, have been given.

Repeatedly demand to enter even through proper notice has repeatedly demand to enter an apartment or house whenever he wants to or in an attempt to evict tenants shut off utilities or other services, change the locks, remove.

LANDLORD'S CANNOT:
Comply with all local housing, health and safety codes.

Immediately in case of emergency.

Repairs at reasonable times with at least 24 hours notice or
Allow the landlord to inspect or show the property, make
lease.

Keep appliances in good working order as outlined by the

Not damage the property and not allow guests to do so.

Keep all plumbing fixtures clean and free flowing.

Keep the property safe, sanitary and clean.

Pay their rent in full when due.

Ohio Revised Code 5321.05

TENANT OBLIGATIONS
Rent escrow:

to end the rental agreement or to raise the rent
receive notice from the landlord when the landlord wishes
landlord files an eviction in court
receive at least three day's written notice before the
moves in.
rental agreement or be given to the tenant when he/she
and his agent, if there is one. The information must be in the
know the name and address of the owner or the property
health and safety:
possible violation of housing laws and regulations affecting
complain to a government agency about a landlord's
join a tenant's union to bargain with the landlord.

TE​NANT REMEDIES
Rent escrow

Should be returned in full. To terminate the lease and move out, in this case, the security deposit and to release some of the money for making repairs.

Ask the court to direct that the repairs be made to reduce the rent. Municipal or county court.

Escrow rent by depositing it with the clerk of the appropriate reasonable time in case of an emergency, the tenant can:

If the landlord fails to make the repairs within 30 days or within a request in writing the repairs needed.

Pay rent up to date.

In order to escrow rent, a tenant must:

To stop paying rent and to do so would void protection under the law. If the landlord does not comply with his/her obligations, tenants have a
(740) 773-0012 or 1-888-686-3668
Southeastern Ohio Legal Services (Legal Aid):
1-888-278-7101
Ohio Civil Rights Commission: (614) 466-5928 or
(740) 652-7110 or rpec@co.fairfield.oh.us
Fairfield County Regional Planning Commission:

CONTACT INFORMATION
Community Development Block Grant (CDBG) Program
Fairfield County
Community Housing Impact and
Preservation (CHIP) Program

Public Hearing for the 2018 Program Year Application
March 13, 2018
Applications due on May 4, 2018

Multi-year Grant Period- September 1, 2018 – December 31, 2020

- 77 Counties are eligible to apply for this round of funding.
- Approximately $19 million expected to be allocated.
- Only 60-65% of applications will be funded at maximum request.
- High priority competitive applications

City of Lancaster, maximum request: $250,000
Fairfield County, maximum request: $400,000

CHIP Funding
CHIP Program Funding Sources

- 6% Match Required
- Activities:
  - HOME funds to the Home Ownership and Private Owners Rehab
  - Each activity in the Grant Agreement: Federal Regulations limit the use
  - The Ohio Development Services Agency specifies the funding source for
    - Ohio Housing Trust Funds – State
    - HOME – Federal
    - CDBG – Federal Community Development Block Grant
Eligible CHIP Project Categories/Activities

- Tenancy-Based Rental Assistance (HOME)
- Homeownership Assistance (HOME)
- New Construction with Habitat for Humanity
- Down Payment Assistance/Rehabilitation
- Tenant Home Repair
- Owner Home Repair
- Repair Assistance (CDBG/GHTF)
- Rehabilitation Assistance (HOME/CDBG)

Supportive Activities

- Administration
- Fair Housing
Home repairs are conducted in the form of a grant, sold or transferred.

The remaining 25% is paid back to the Program at the time the home is
loan for the cost of the rehabilitation and down payment assistance;
Programs, the County provides a no-interest, 75% forgivable deferred
program for both the Private Owner Rehabilitation and Homeownership.

Finance Mechanisms
<table>
<thead>
<tr>
<th>Township</th>
<th>Median Income</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairfield</td>
<td>$590,201</td>
<td>2016</td>
</tr>
<tr>
<td>City of Lancaster</td>
<td>$441,040</td>
<td>2016</td>
</tr>
<tr>
<td>Fairfield County</td>
<td>$509,567</td>
<td>2016</td>
</tr>
<tr>
<td>Violet Township</td>
<td>$518,888</td>
<td>2016</td>
</tr>
<tr>
<td></td>
<td>$574,056</td>
<td>2016</td>
</tr>
<tr>
<td></td>
<td>$785,932</td>
<td>2016</td>
</tr>
</tbody>
</table>

**Fairfield County Median Household Incomes**

- **4 people**: $37,200
- **3 people**: $33,550
- **2 people**: $33,900
- **1 person**: $41,650

CHIP Income Guidelines

(2017 HUD Income Limits)
<table>
<thead>
<tr>
<th></th>
<th>2010 Census</th>
<th>2000 Census</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairfield County</td>
<td>48,735 out of 146,156</td>
<td>29%</td>
</tr>
<tr>
<td></td>
<td>49.4%</td>
<td>29%</td>
</tr>
<tr>
<td>City of Lancaster</td>
<td>38,780 out of 35,335</td>
<td>55.6%</td>
</tr>
<tr>
<td></td>
<td>49.9%</td>
<td>55.6%</td>
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</table>

Low-to-Moderate-Income Population
Owner Occupancy Percentages

- State of Ohio - 66.0%
- Violet Township - 81.0%
- Pickerington - 75.1%
- Lancaster - 52.3%

Fairfield Co overall is 71.2% owner-occupied
Substandard Housing Units

<table>
<thead>
<tr>
<th>Condition</th>
<th>2016</th>
<th>2014</th>
<th>2009</th>
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</thead>
<tbody>
<tr>
<td>Telephone service</td>
<td>748</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Homes without kitchen facilities</td>
<td>467</td>
<td>398</td>
<td></td>
</tr>
<tr>
<td>Complete plumbing</td>
<td>247</td>
<td>125</td>
<td></td>
</tr>
<tr>
<td>Homes without</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>2016</th>
<th>2014</th>
<th>2009</th>
</tr>
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<tbody>
<tr>
<td>Substandard</td>
<td>1,043</td>
<td>1,026</td>
<td>748</td>
</tr>
<tr>
<td></td>
<td>370</td>
<td>467</td>
<td>398</td>
</tr>
<tr>
<td></td>
<td>164</td>
<td>247</td>
<td>125</td>
</tr>
</tbody>
</table>
Leverage Resources for CHIP Activities

- Habitat for Humanity
- Fairfield County Health Dept.
- ODYA Homeless Assistance
- ODYA Homeless Assistance Energy (LECNA)
- Ohio Partners for Affordable
- Program Communities
- Neighborhood Revitalization
- In targeting CHIP resources for
- Fairfield County RPC - Partnership
- Fairfield Center for Disabilities
- Meals on Wheels
- Columbia Gas Warm Choice (LECNA)
- Low-interest Mortgage Loans
- USDA Rural Development
- Home Weatherization Assistance
- City of Lancaster CDGC
Fairfield County CHP Outcomes To Date
(Total through February 2018)

- Private Owner Rehabilitation - 47
- Home Repair - 142
Fairfield County CHIP Case Study

Former Subsidized housing resident
Former HEAP Client
Former Lighthouse Resident
Single Mother of Two
Partnership with USDA Rural Development
Homeownership

"In 2010, I left with my son, a suitcase, and two garbage bags of clothes. Without the Lighthouse and
degree, a good job, and now a safe and affordable home of our own!" - Laura Stott, CHIP Client
Collaboration & Outreach Efforts

- Community Partnership Referrals
- Fairfield County Housing Coalition
- 30 organizations
- 50 members
Questions

Thank you for your participation.
<table>
<thead>
<tr>
<th>PLEASE SIGN</th>
<th>PLEASE PRINT</th>
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<tbody>
<tr>
<td>Bill Maroney</td>
<td>Cam B. Brown</td>
</tr>
<tr>
<td>Ray D. Stetson</td>
<td>Ray D. Stetson</td>
</tr>
<tr>
<td>Ed. F. Luke</td>
<td>Dennis F. Keller</td>
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<tr>
<td>Steve A. Dani</td>
<td>David L. Zeager</td>
</tr>
<tr>
<td>John T. Kinney</td>
<td>Staci A. Kinsley</td>
</tr>
<tr>
<td>Lisa Reade</td>
<td>Engineer Rep</td>
</tr>
<tr>
<td>Bill Marang</td>
<td>Bill Mulravy</td>
</tr>
<tr>
<td>Cami Brown</td>
<td></td>
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